

**410/178 Livingstone Road, Marrickville, NSW 2204**



## **Apartment For Sale**

Thursday, 30 May 2024

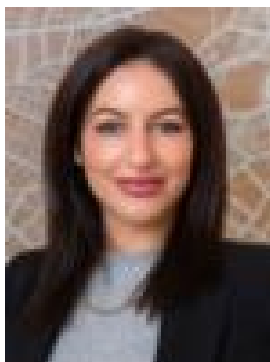
410/178 Livingstone Road, Marrickville, NSW 2204

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Emma Symonds

## Awaiting Price Guide

Pristine light-filled 'Marrick & Co' entertainer steps to eateries Gazing out over the charming historic rooftops of ultra-cool Marrickville, this apartment is the epitome of contemporary elegance. Generous proportions, light-filled interiors and sumptuous appointments set the tone for effortless daily living while the open plan in/outdoor design is a dream for entertaining. A five-minute stroll to lively cafes and nightlife, it's a true cosmopolitan lifestyle address. • Gourmet open plan kitchen and roomy living/dining flowing out • Covered alfresco entertaining terrace almost like another room • Stone kitchen, gas stainless steel Smeg appliances, dishwasher • Sizeable bedrooms with built-in robes, two fully tiled bathrooms • Big bathtub, internal laundry facilities, ducted air conditioning • Security entrance, lift access and secure underground parking • Shared green spaces, rooftop with BBQ, fitness classes onsite • 750m to rail, stroll to brunch spots and cocktail bars in 5 minutes. This property is currently leased until January 2025 at \$1020.00 per week. Mirvac built Marrick & Co has been designed and constructed to respond to the requirements of BASIX (NSW Government's Building Sustainability Index), the Apartment Design Guide and Mirvac's own standards for apartments. With sustainability fundamental to its design, Marrick & Co is the first project in NSW to be recognised by Bioregional Australia as a One Planet Living Community. Apartments have been designed to make the most of their location – with the greatest possible solar access and cross ventilation, outlook and practical, usable indoor and outdoor spaces including the Roof Top Deck, Reading terrace, communal gardens and The Common. There are 2 car share spaces and 23 visitor parking spaces. Outgoings: Council \$353.00 pq Water \$165.00 pq Strata \$1,321.00 pq less